096.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,016,000	/	1,016,000
USE VALUE:	1,016,000	/	1,016,000
ASSESSED:	1,016,000	/	1,016,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELDEN STUART L & CHARLENE M	
Owner 2:	TRS/ STUART L BELDEN 2013 FMLY	
Owner 3:	CHARLENE M BLEDEN 2013 FMLY TR	
Street 1:	3 UPLAND RD W	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BELDEN STUART L--ETAL -
Owner 2:	BELDEN CHARLENE M -
Street 1:	3 UPLAND RD W
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,355 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2947 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8355.000	546,100	400	469,500	1,016,000
Total Card	0.192	546,100	400	469,500	1,016,000
Total Parcel	0.192	546,100	400	469,500	1,016,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.73 | /Parcel: 344.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62728
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!7846!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	546,100	400	8,355.	469,500	1,016,000	1,016,000	Year End Roll	12/18/2019
2019	101	FV	455,400	400	8,355.	469,500	925,300	925,300	Year End Roll	1/3/2019
2018	101	FV	455,400	400	8,355.	402,400	858,200	858,200	Year End Roll	12/20/2017
2017	101	FV	455,400	400	8,355.	375,600	831,400	831,400	Year End Roll	1/3/2017
2016	101	FV	455,400	400	8,355.	321,900	777,700	777,700	Year End	1/4/2016
2015	101	FV	404,400	500	8,355.	288,400	693,300	693,300	Year End Roll	12/11/2014
2014	101	FV	404,400	500	8,355.	266,900	671,800	671,800	Year End Roll	12/16/2013
2013	101	FV	404,400	500	8,355.	254,500	659,400	659,400		12/13/2012

PRINT

Date	Time
12/10/20	22:27:04

LAST REV

Date	Time
05/07/19	14:54:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELDEN STUART L	61826-250		5/20/2013	Convenience	1	No	No		
	12204-411		5/15/1972		43,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2018	644	Re-Roof	12,500	C				
1/10/2001	16	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Meas/Inspect	189	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8355		Sq. Ft.	Site		0	70.	0.80	4									469,453						469,500	

Total AC/HA: 0.19180 | Total SF/SM: 8355 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,453 | Spl Credit | Total: 469,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14249527
Const Adj.:	0.99436146
Adj $ / SQ:	142.007
Other Features:	96000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670850
Depreciation:	124778
Depreciated Total:	546072

COMMENTS

OF=SINK IN BMT & XTRA SHOWER IN FBTH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

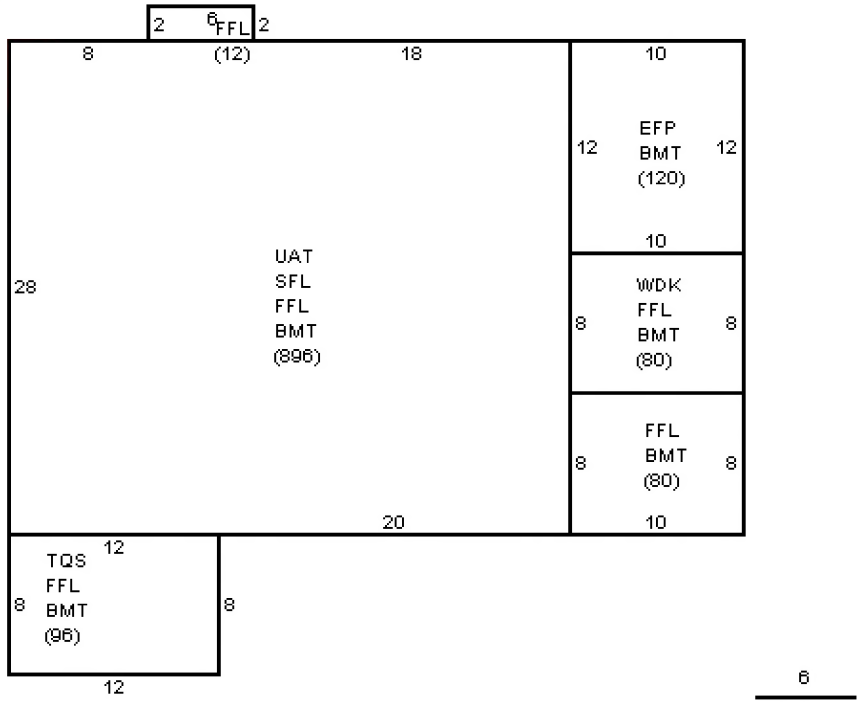
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.87
Special Features:	0	Val/Su Net:	142.66
Final Total:	546100	Val/Su SzAd	256.14

SKETCH



SUB AREA

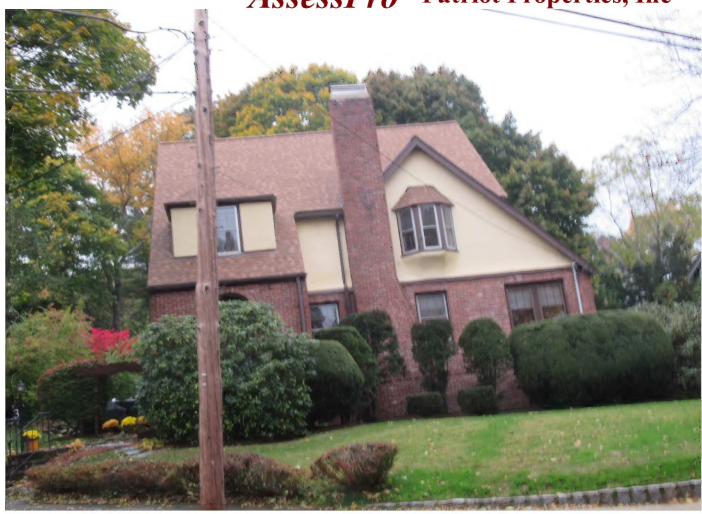
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	59.960	76,272
FFL	First Floor	1,164	142.010	165,296
SFL	Second Floor	896	142.010	127,238
UAT	Upper Attic	224	98.840	22,139
EFP	Enclos Porch	120	49.630	5,956
WDK	Deck	80	15.910	1,273
TQS	3/4 Story	72	142.010	10,224
	Net Sketched Area:	3,828	Total:	408,398
Size Ad	2132	Gross Are	4524	FinArea 2947

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
UAT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1982	6.00	T	29.6	101			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400